dpd STAFF REPORT

AGENDA ITEM: 4

CASE NUMBER: SE 2023-001 L.U.C.B. MEETING: June 8, 2023

LOCATION: 34, 40, 42, and 48 S. McLean Blvd.

OWNER: McLean Partners, LLC

APPLICANT: McLean Partners, LLC

REPRESENTATIVE: Cindy Reaves

REQUEST: Special exception to Section 8.4.9 to allow four (4) stories in height

AREA: 1.07 acres – 46,747.5 Sq.-Ft.

EXISTING ZONING: Residential Urban – 4 (RU-4) with Medical District Overlay

CONCLUSIONS

- 1. McLean Partners, LLC has requested a special exception to Section 8.4.9 of the Unified Development Code (UDC) to allow four (4) stories in height. The subject property is permitted three (3) stories by right and additional stories may be permitted through the special exception process.
- 2. The Land Use Control Board is authorized to grant exceptions to Midtown Overlay District height requirements per Sub-Section 8.4.6C of the UDC.
- 3. Considering the context, including adjacent land use, and height of adjacent structures, staff believes the proposed increase to four (4) stories is appropriate and that this request meets the special exception approval criteria, see page 11 of this report for said criteria.

CONSISTENCY WITH MEMPHIS 3.0

The Memphis 3.0 Comprehensive Plan is inapplicable to this request as it does not concern a use.

RECOMMENDATION

Approval with conditions

Staff Writer: Brett Ragsdale E-mail: brett.ragsdale@memphistn.gov

Staff Report June 8, 2023 SE 2023-001 Page 2

GENERAL INFORMATION

Street Frontage: S. McLean Blvd. 258 Linear Feet

Zoning Atlas Page: 2030

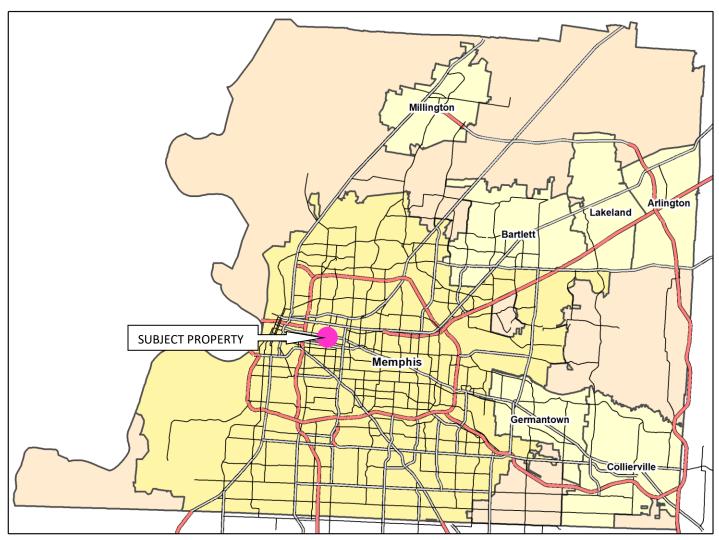
Parcel ID: 017053 00026, 017053 00025, 017053 00024, and 017053 00023

Existing Zoning: Residential Urban – 4 (RU-4) with Midtown Overlay

PUBLIC NOTICE

In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signs posted. A total of 19 notices were mailed on April 27, 2023, and one sign posted at the subject property. The sign affidavit has been added to this report.

LOCATION MAP



Subject property located in Midtown, indicated by pink circle

VICINITY MAP

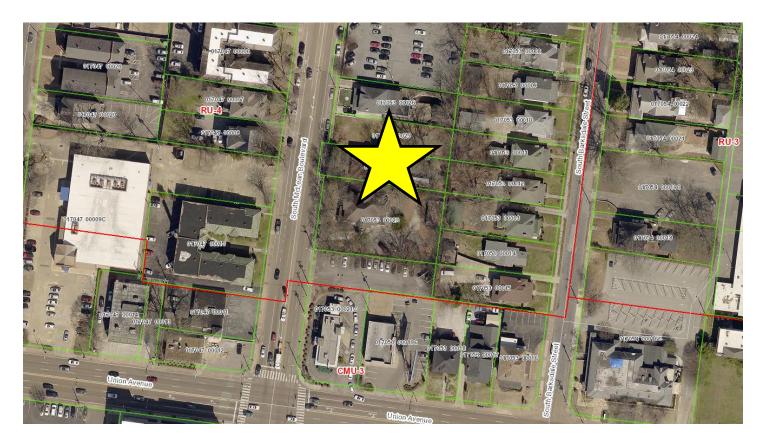


AERIAL



Subject Property outlined in yellow.

ZONING MAP



Existing Zoning: Residential Urban – 4 (RU-4) with Midtown Overlay

Surrounding Zoning

North: Commercial Mixed Use – 3 (CMU-3) with Midtown Overlay

East: Residential Urban – 3 (RU-3) with Midtown Overlay

South: Commercial Mixed Use – 3 (CMU-3) with Midtown Overlay

West: Residential Urban – 4 (RU-4) with Midtown Overlay

LAND USE MAP



Subject property indicated by the yellow star.

The Current Land Uses of the property are:

Parcel 017053 00026	Single-family residential
---------------------	---------------------------

Parcel 017053 00025 Vacant

Parcel 017053 00024 Office

Parcel 017053 00023 Commercial

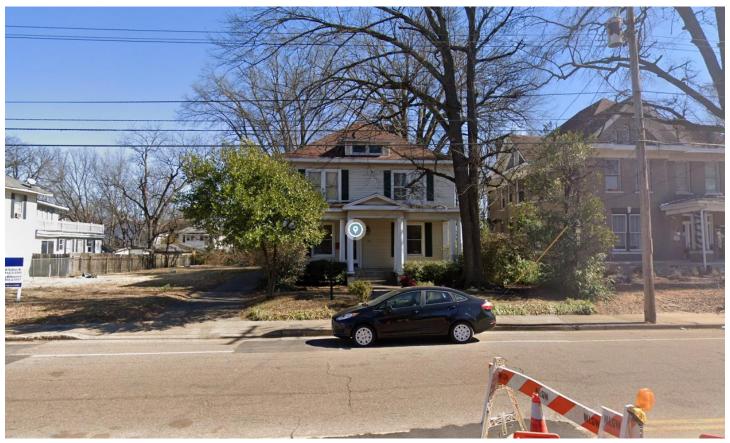
SITE PHOTOS



View of 38 South McLean Boulevard, from South McLean Boulevard facing east (February 2022)



View of 40 South Mclean Boulevard, from South McLean Boulevard facing east (February 2022)

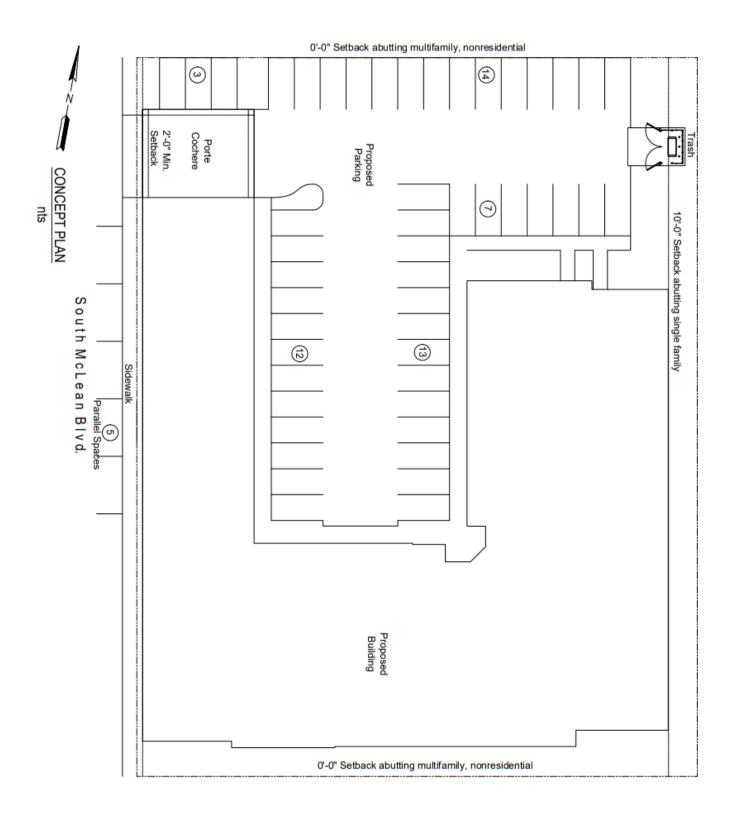


View of 42 South Mclean Boulevard, from South McLean Boulevard facing east (February 2022)



View of 48 South Mclean Boulevard, from South McLean Boulevard facing east (February 2022)

CONCEPT PLAN



STAFF ANALYSIS

Request

The request is for a special exception to Height Map 8.4.9 to permit four stories where 3 stories are allowed.

The application and letter of intent have been added to this report.

Approval Criteria

Staff *agrees* the approval criteria in regard to special exceptions as set out in Unified Development Code Section 9.14.6 are met.

9.14.6 Approval Criteria

To approve a special exception, the Land Use Control Board shall make an affirmative finding that all of the following criteria are met:

- A. The request will not adversely affect any plans to be considered (see Chapter 1.9).
- B. A special exception does not injure or damage the use, value or enjoyment of surrounding property or hinder or prevent the development of surrounding property.
- C. A special exception does not have an adverse impact on land use compatibility.
- D. A special exception does not materially and adversely affect adjacent land uses and the physical character of uses in the immediate vicinity of the proposed use.
- E. When approving a special exception, the Land Use Control Board shall give special consideration to building and site improvements that enhance the level of pedestrian amenities.

Site Description

The project area consists of four adjacent parcels on the east side of South McLean Boulevard. To the immediate north of the site is a parking lot that serves a three-story apartment building, which is adjacent to an eight-story apartment building. To the immediate south of the site is a parking lot that serves the Starbucks on Union Avenue. One of the three parcels is a vacant lot. Parcel 017053 00026 has a two-story house on its lot. Parcel 017053 00024 has a two-story house that operates as an office. Parcel 017053 0023 has a two-story house that operates as mixed residential/commercial. There are two-story single-family homes to the east of the site, on the same block. There are two-story multi-family homes and commercial lots to the west, across South McLean Boulevard.

Zoning History

In 2017, the Board of Adjustment approved a use variance, BOA 17-97, for the property located at 48 S. McLean to legitimize the continuation of office and office accessory uses on the ground floor of a principal structure.

Conclusions

- 1. McLean Partners, LLC has requested a special exception to Section 8.4.9 of the Unified Development Code (UDC) to allow four (4) stories in height. The subject property is permitted three (3) stories permitted by right and additional stories may be permitted through the special exception process.
- 2. The Land Use Control Board is authorized to grant exceptions to Midtown Overlay District height requirements per Sub-Section 8.4.6C of the UDC.
- 3. Considering the context, including adjacent land use, and height of adjacent structures, staff believes the proposed increase to four (4) stories is appropriate and that this request meets the special exception approval criteria, see page 11 of this report for said criteria.

RECOMMENDATION

Staff recommends *approval* with the following conditions:

- 1. The project shall meet the requirements of Sub-Section 8.4.8E Shopfront frontage.
- 2. EIFS shall comprise no more than ten percent (10%) of any building's exterior finish.
- 3. Elevations with exterior finishes shall be submitted for review and approval by the Division of Planning and Development (DPD).
- 4. A landscape plan shall be submitted for administrative review and approval by the Division of Planning and Development.

DEPARTMENTAL COMMENTS

The following comments were provided by agencies to which this application was referred:

City/County Engineer: No comments received.

City/County Fire Division: No comments received.

City Real Estate: No comments received.

City/County Health Department: No comments received.

Shelby County Schools: No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water: No comments received.

Office of Sustainability and Resilience: No comments received.

Office of Comprehensive Planning: No comments received.

APPLICATION



City Hall - 125 N. Main Street, Suite 468 - Memphis, Tennessee 38103 - (901) 636-6619

Property Own	er's Affidavit
Memphis and Shelby County Unified Development Code Sec	ation 12.3.1
OVALED Includes the Later Control of the Control of	
OWNER: Includes the holder of legal title as well as holders	
contract purchasers, option holders, lessees under leases ha	[1] [1] [1] [1] [1] [1] [1] [1] [1] [1]
Whenever a statement of ownership is required by the Memp	
disclosure of all legal and equitable interest in the property is	required. Memphis and Shelby County Unified
Development Code Section 12.3.1.	
1 Ed A77/4	//
(Print Name) Sign Nar	, state that I have read the definition o
Owner as outlined in the Memphis and Shelby County Unifie	· · · · · · · · · · · · · · · · · · ·
that (select applicable box):	to Development Gode Section 12.3.1 and hereby state
and total apparation box.	
I am the owner of record as shown on the current tax ro	Ils of the county Assesses of Pennesty: the mostage
holder of record as shown in the mortgage records of th	
contract; a mortgagee or vendee in possession; or I hav	
The second of th	o a notificial or lossor estate in the premises
I have charge, care or control of the premises as trustee	agent, executor, administrator, assigned receiver
guardian or lessee (and have included documentation w	HENGTH (IT SOLE) () 전 시간 시간 () IN THE POST (IN THE POST (IN THE POST IN THE POST IN THE POST IN THE POST IN THE
	and diseasely
of the property located at 34, 40, 42 & 48 S. McLean E	Blvd.
and further identified by Assessor's Parcel Number 017053	00023-26
for which an application is being made to the Division of Plann	ing and Development.
SO/ STATE VS	
Subscribed and sworp to (or all right) before me this 36	day of March in the year of 2023
PUBLIC	
La Hor Os Thouse	91.21.22
Signature of Notary Public	1/27/23
Agriculary Fully	My Commission Expires

LETTER OF INTENT

SRCONSULTING, LLC
5909 Shelby Oaks Drive
5uite 200
Memphis TN 38134

ENGINEERING • PLANNING
Tel: 901-373-0380
Fax: 901-373-0370
www.SRCE-memphis.com

Date: March 30, 2023

To: Division of Planning & Development

From: Cindy Reaves

Re: S. McLean Blvd.

LETTER OF INTENT

We are submitting a Special Exception application for property at 34, 40, 42, and 48 S. McLean Blvd. The property is in the Midtown District Overlay. We are requesting a special exception to allow 4 stories.

We appreciate your support with this request. Please contact me if you have any questions.

SIGN AFFIDAVIT

AFFIDAVIT

Shelby County State of Tennessee





TECHPLUS, INC. 2085 Hillshire Circle Memphis, TN 38133

s Нто

INVOICE DATE NUMBER 04.21.23 299165

Customer Telephone:901-373-0380

(901) 386-2083 • 1-800-933-0015 • FAX (901) 386-2062

Due Date: 05.21.23 PLEASE REMIT TO: P.O. BOX 514 JACKSON, TN 38302

s O_{TO} SR CONSULTING, LLC 5909 SHELBY OAKS DR. SUITE 200 MEMPHIS, TN

38134

ORDER ORDER NUMBER DATE	195781	SLSMN. NO.	PURCHASE ORDER NUMBER	SHIP VIA	SHIP DATE	NET 30
DUANTITY QUANTITY QUANTITY B.O. ORDERED TO		NUMBER	TEM DESC	RIPTION	UNIT PRICE	
3.00	3.00 CC	LOSE-OU	IDRS OUTDOOR S	IGNS-ECONOMY		115.50
			I			
claims and returned goods mus arged on all accounts over 30 da	t be accompanied b lys. The customer a	by this bill. A servi grees to pay all or	ce charge of 1 ½% per month ourt costs and attorney fees if	(18% per annum) will be suit is necessary.	AMOUNT OF SALE	198.00
e undersigned represents that the dersigned agrees to indemnify a chPlus, Inc. is not responsible for	nd hold TechPlus, Ir r consequential dan	nc. harmless agair nages.	d material does not violate any est all claims for an alleged cop remains vested in seller until t	pyright infringement.	MISC. CHARGES SALES TAX	19.30

Purchaser agrees that title to the above merchandise is reserved by and remains vested in seller until the purchase price is paid in full, if purchaser talls to pay, seller may take possession of said merchandise without notice or liability to purchaser.

Received by ___

217.30

June 8, 2023 Page 19

LETTERS RECEIVED

Fifty-five (55) letters of opposition were received at the time of completion of this report and have subsequently been attached.

SE-23-01: Midtown

Beth Hoffberg

beth.hoffberg@gmail.com>
Wed 5/3/2023 1:48 AM

To: Harris, Robert <Robert.Harris@memphistn.gov>

The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender beth.hoffberg@gmail.com

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Harris,

My name is Beth Hoffberg and I am a Memphis resident. I am writing to request that no special exception be made at 34, 40, 42, and 48 S McClean and that those building not be torn down and replaced with a four story complex.

First of all, the land these building are on now was once a sacred ground used by the native people of the land for ceremonies. It should be treated with respect and honored.

The building at 48 S McClean was constructed 111 years ago in 1912 and should be a historical landmark. The history of this part of Midtown should not be lost simply due to a desire for profit by the owner of the land.

There is a thriving Black-woman-owned business building community at Lucyja Hygge located in 48 S McClean. This business brings me to this area of Midtown and provides the community with safe evening events, which we all need.

Please do not allow this to move forward.

Thank you, Beth Hoffberg 717 S Riverside Drive Memphis, TN 38103

Please don't tear down McClellan 42-48

Kalyna Hanover <kalyna.hanover@gmail.com>
Wed 5/3/2023 7:49 AM
To: Harris, Robert <Robert.Harris@memphistn.gov>

The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender kalyna.hanover@gmail.com

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

This is a neighborhood gem. Find another piece to build.

Sent from my iPhone

42 and 48 S Mclean

Rebecca Dunfrey <itsbeccad5056@gmail.com>

Wed 5/3/2023 8:13 AM

To: Harris, Robert < Robert. Harris@memphistn.gov >

The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender itsbeccad5056@gmail.com

CAUTION: This email originated outside of the **City of Memphis** organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

It has recently come to my attention the city of Memphis has plans to tear down the house located at 42 and 48 s Mclean.

I strongly disagree with this motion.

Lucyja Hygge is bastion of light. It is a beautiful store.

Filled with beautiful people.

The work they do is extremely important.

To tear their house down would be tear apart their livelihood. It would negatively impact myself as well as countless others.

Please, I implore you to leave those houses standing. For the good of the community.

42 and 48 S Mclean

Ashli Scott <lunarcrystalline@gmail.com> Wed 5/3/2023 8:16 AM</lunarcrystalline@gmail.com>
To: Harris, Robert <robert.harris@memphistn.gov></robert.harris@memphistn.gov>
The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender lunarcrystalline@gmail.com
CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
Good morning Mr. Harris

I'm writing you this morning to express my concern about a possible plan to tear down 42 and 48 S McLean.

Lucyja Hygge is one of these buildings. This place is a safe haven to the community. It has changed my life and the lives of so many others who walk through its doors. It is a place of healing, of inspiring the local residents of the Memphis area to help create security and balance. I have seen it change many lives and create unity. It's built on historical land and sacred ground which only adds to its potency in a way that can be felt at such a deep level to try and articulate its significance is very difficult. I am writing this as a plea for your support and help. There are talks of putting a nursing home here and it is just devastating because the impact it would have on the residents of the community would be felt tremendously. So many people look to this place as a lighthouse in a world that is becoming increasingly dark. I appreciate you taking the time to read this and hope that it helps to open your heart and mind. I invite you to even come down and experience the love of this place yourself. Hope you are having a good day and sending care to you

-Ashli Scott

Sent from my iPhone

Concerns About Houses 42, 58 S. Mclean

Concerns About Houses 42, 50 5. Miclean
lmaru Haru <imaruharru@gmail.com></imaruharru@gmail.com>
Wed 5/3/2023 8:23 AM
To: Harris, Robert <robert.harris@memphistn.gov></robert.harris@memphistn.gov>
The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender imaruharru@gmail.com
CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unles you recognize the sender and know the content is safe.
Hello, Robert Harris

I, and many others, believe you should NOT turn this beautiful place into more apartment complexes and/or nursing homes. There are plenty of other plots of land that would be suitable for your wishes. This place shouldn't be a victim of gentrification, as it is a historical sit in Memphis.

Please, if you value the thoughts of the people of Memphis, hear our pleas. Protect our historical buildings and prevent gentrification.

Much love, Brianna Anderson

Lucyja Hygge Shop 48 S. McLean

Dawnetria Edwards <dawn.edwardsj19@yahoo.com>

Wed 5/3/2023 8:49 AM

To: Harris, Robert < Robert. Harris@memphistn.gov >

The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender dawn.edwardsj19@yahoo.com

CAUTION: This email originated outside of the **City of Memphis** organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To whom this may concern,

My name is Dawn Lowe and I've been visiting 48 S. Cleveland to be greeted and accompanied by wonderful energies and safe open arms, from group yoga, healing practices or simply shopping I've always known this shop to be so distinct from any other businesses in the city of Memphis. It was very disheartening and shocking for it to be revealed that the city is choosing to replace such a historical landmark for greed and modernization. It would be a complete eyesore to witness such destruction take place. Ms.Hygge's metaphysical shop belongs on that land as is- NOT high end establishment(s). She is a wonderful HEALER AND TEACHER of her crafts. The youth in Memphis isn't getting any safer, it should be there to help reform , guide, and heal those who choose to visit.

42 and 48 S. McLean BLVD

sarcdc <sarcdc@proton.me>

Wed 5/3/2023 8:51 AM

To: Harris, Robert < Robert. Harris@memphistn.gov>

The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender sarcdc@proton.me

CAUTION: This email originated outside of the **City of Memphis** organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

I am emailing expressing why the houses at 42 and 48 S. McLean Blvd. should not be torn down to be replaced with a high end nursing home.

Lucyja Hygge provides much for our community,

and it should be considered a historical site in Memphis due to it being there over 112 years and built on sacred ground. I have attended many inspiring and thoughtful classes. I urge you not to follow through with this plan as we have more than enough buildings that are not at capacity.

Thank you, and I hope you reconsider,

S

42 & 48 S. McLean

Kate Kornegay < kornegaykate@gmail.com >

Wed 5/3/2023 9:06 AM

To: Harris, Robert < Robert. Harris@memphistn.gov>

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Not only are these houses a beautiful and historic part of midtown, that's a terrible spot for a nursing home (speaking as someone who has a master's degree in dementia).

Lucyja Hygge petition

osean bailey <oseantbailey@yahoo.com>

Wed 5/3/2023 9:09 AM

To: Harris, Robert < Robert. Harris@memphistn.gov>

The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender oseantbailey@yahoo.com

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Mr. Harris,

My name is Osean Bailey-Cole and I am reaching out in hopes to keep Lucyja Hygge in business and to save the historical homes that are located at 42 and 48 S. Mclean as they are landmarks. Myself and the community consider these homes to be a historical site in Memphis due to it being there over 112 years and built on sacred ground. Please consider preserving these homes.

Thank you so much!

Osean T. Bailey-Cole

Lucyja Hygge				
Andrew Travis <atravis80@gmail.com> Wed 5/3/2023 9:15 AM</atravis80@gmail.com>				
To: Harris, Robert <robert.harris@memphistn.gov> The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender atravis80@gmail.com</robert.harris@memphistn.gov>				
I personally would like to express why the houses at 42 and 48 S. Mclean should not be torn down to be replaced with a high end nursing home.				
My experience at Lucyja Hygge has been phenomenal and has helped me through my emotional and spiritual dis-eases. The sitting area outside has brought me much peace and i love the energy of Maria and the staff. The land that Lucyja Hygge sit on should be considered a historical site in Memphis due to it being there over 112 years and built on sacred ground. This land should be honored and conserved, not repurposed.				
Thank you for your time				
Andrew Travis				
Andrew Travis				

The properties at 42 and 48 S McLean Ave

Debbie Ledford <debbieledford22@yahoo.com>

Wed 5/3/2023 9:18 AM

To: Harris, Robert <Robert.Harris@memphistn.gov>

The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender debbieledford22@yahoo.com

CAUTION: This email originated outside of the **City of Memphis** organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sir,

I am a frequent patron of the business at 48 S McLean Ave, the business known as Lucyja Hygge, and I am a lover of historic properties.

I understand there is a petition to demolish these two buildings to replace them with "new buildings, either more apartments or a nursing home", which does not foster any sense of architecture or history. Since this is what Midtown Memphis is known for and what draws people to this area, this seems counter productive to the community and the locals best interests. Plus, it displaces two small businesses which could force them from the community.

The two buildings at 42 & 48 S McLean Ave are integral parts of the historical value of Midtown Memphis, not only for their architecture but also the history of the land they rest upon. When I enter these buildings there is a sense of peace, welcome, a come in and be at home feeling, it's safe here comfort which is highly needed after recent events. This is something very rare in our business world today, even in small businesses, and I believe this sense comes from the type of business within the walls of these buildings as well as from the buildings themselves, which is something to be preserved. Almost a perfect blend.

I moved from the Bartlett community to Midtown in January of this year so that I could live in the historic area. I wanted be to able to enjoy the ambience of the area, to experience the small businesses as well as to support the changes coming as our community rebirths from recent tragedies.

In closing, I petition the buildings at 42 & 48 S McLean remain as they currently stand, with the opportunity for the small businesses in them to flourish in their current locations, thus taking one more step in preserving Midtown Memphis.

Respectfully,

Deborah (Debbie) Ledford 1855 Manila Ave Memphis, TN 38124 731-445-5034 debbieledford22@yahoo.com

42 and 48 mclean

Brittany Collier

Wed 5/3/2023 9:36 AM
To: Harris, Robert < Robert. Harris@memphistn.gov>

The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender brittany.collier@creativecoop.com

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Robert-

I hope this email finds you well. I wanted to reach out to express my concerns for rebuilding over at 42 and 48 Mclean Blvd. What Memphis needs more of is a community where everyone can be seen, heard, and provides a deep feeling of safety. Maria, the owner of Lucyja Hygge provides just that right in the heart of Midtown. I have seen her welcome so many people into her space exuding love and respect and sprinkling good throughout Memphis. It would be a disservice to our community to have this taken away from us. I highly encourage you to reconsider the deconstruction and also take into consideration the sacred grounds that its built on-former Native American grounds. The last thing we need is more apartments and high end nursing homes that no one will appreciate. Thank you for your time!

Thanks,

Brittany Collier

Do Not Tear Down Lucyja Hygge

Hannah Berthelson
Wed 5/3/2023 9:42 AM
To: Harris, Robert < Robert. Harris@memphistn.gov>

The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender berthelsonh_ec@scsk12.org

CAUTION: This email originated outside of the **City of Memphis** organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I hope this email finds you well. I am writing to beseech you in considering the age and history of the properties on 42 and 48 S. Mclean in Midtown. Lucyja Hygge dwells in a 112-year-old house that is built on sacred ground. That statement alone simply radiates with meaning and heart, and is proof enough that these properties should be considered a historical site in Memphis, TN. Please keep that rare history and culture intact and refrain from erecting a new building in its place. The people of Midtown, and Memphis as a whole, cherish its architectural history. It is rare to have buildings with such character, detail, and historical value still whole and in use. We don't need, or want, another nursing home or apartment complex. We crave community. We desire to feel in touch with our story, our history, our home. Please consider the future of our city, and the value that tangible history adds to it. Thank you for your time, and take care.

Kindly, Hannah Berthelson, M.A., CCC-SLP

June 8, 2023 Page 29

Houses on S. Mclean? Memphis TN

Mark Edgar Stuart <	markedgarstuart@gmail.com>
Wed 5/3/2023 9:52 AM	
To: Harris Robert < Rob	ert Harris@memphistn.gov>

The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender markedgarstuart@gmail.com

CAUTION: This email originated outside of the **City of Memphis** organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Are you guys really gonna tear down those historical old houses? It's about all that's left over there that's not a corporate chain housed in ugly concrete cubes. I get it, profit. Anyway to save 'em? Locals would love ya. My 2 cents, longtime midtowner.

Sincerely,

--

MARK EDGAR STUART Memphis, TN via Pine Bluff, AR www.markedgarstuart.com

"Can't wait to hear his new album!" - GARDEN & GUN MAGAZINE

"His acerbic wit is reminiscent of John Prine & Randy Newman..." - NO DEPRESSION

"His wry cutting view of the world makes something old new again..." - PASTE MAGAZINE

"Album of The Year" - THE MEMPHIS FLYER

"Literate & Intelligent..." - ELMORE MAGAZINE

"His songwriting is smart as it is sincere..." - POP MATTERS

"Damn fine songwriter..." - ARKANSAS TIMES

Mr. Harris,

The Houses at 42 and 48 S. McLean

Bailey Bigger

Wed 5/3/2023 10:04 AM
To: Harris, Robert <Robert.Harris@memphistn.gov>

The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender bailey_bigger@yahoo.com

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My name is Bailey Bigger and I am a local Memphis folk artist and singer/songwriter. I am also someone who loves and cherishes Memphis history and our community, especially our spiritual community. The houses at 42 and 48 S. McLean are not only historical properties that are over 112 years old, but they are also built on sacred ground. Lucyja Hygge is a place that creates space for this sacredness to continue on. It is a space where the indigenous people who worshiped on this land, where their spirits can rest here safely. The owners of Lucyja Hygge have been such a light in the spiritual community in Memphis just in the short amount of time they have occupied this home. The energy in their store is beautiful and light and full of love. All things that my home city is in desperate need of, now more than ever. Please do not tear down these shops to build more high rises. Please choose to keep the uniqueness and history intact in midtown. Please keep this place here to continue to spread light and joy through our city that is hurting. There are many more places and empty plots we could build nursing homes on, which we do need. But please, do not tear down a beautiful thing to do so. Please keep our favorite shop in this home. Please keep history alive.

Thank you for your time and consideration.

With peace, Bailey Bigger

Lucyjahygge

Mary McCadden Farris <marymfarris@gmail.com> Wed 5/3/2023 10:20 AM To: Harris, Robert <Robert.Harris@memphistn.gov> The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender marymfarris@gmail.com CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Robert,

My name is Mary Mcmullin and I have been a local Memphian most of my life. In the past year I have visited with the owners of Lucyjahygge extensively as well as shopped at their store and experienced some of the beautiful services they offer to our community.

I am deeply disturbed to hear about the possibility of tearing down this establishment to build more high rises. To know the history of this place and the love that has been poured in recently I feel strongly that this shouldn't happen. Please hear our pleads to NOT tear this place down. Memphis loves this sacred space and I and many others feel what it brings to our city is more valuable than any high rise could be.

Our city needs community and places like Lucyjahygge now more than ever. Please hear us. Thank you for your time.

Sincerely, Mary Mcmullin

Lucyia Hygges Historic Landmark

from this sender ashtonknight88@gmail.com

Ashton Knight <ashtonknight88@gmail.com>
Wed 5/3/2023 10:27 AM

To: Harris, Robert <Robert.Harris@memphistn.gov>

The CoM Email Security System couldn't recognize this email as this is the first time you received an email

CAUTION: This email originated outside of the **City of Memphis** organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Mr. Harris, I am emailing you in hopes of stopping the demolition of the house on 48 S McLean Blvd. This business and its beloved owners are a gem to the community of midtown and surrounding areas. Please hear all of us out in trying to stop this project from happening over this sacred ground. Lucyia Hygge's shop has been a safe space and outlet for a community in suffering and need. My personal testimonies will not be enough to express my urgency in halting this demolition. Midtown/Memphis needs this business to keep the historic district alive and save whatever history there is left in Memphis. Once a church to our lost Native Americans, we want their legacy and land to forever be protected. I am pleading that you may do anything you can to help our citizens in this beautiful city to keep one of our treasures alive. Thank you for your time. best regards. Ashton.

June 8, 2023 Page 33

Lucyja Hygge - 42 and 48 S. Mclean

Tawanda Knight <tawanda.knight@aimbridge.com>

Wed 5/3/2023 10:38 AM

To: Harris, Robert <Robert.Harris@memphistn.gov>

The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender tawanda.knight@aimbridge.com

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Harris,

I am writing on behalf of the above referenced business. I would like to go on record by offering my petition to save the business and home at the above location. Lucyja Hygge has been a true asset to the community and to my life personally. The wellness goods and services that they provide are so essential to the growth and development of the mind, body and soul. My family have benefited from the Maria and Lucyja Hygge through the offering, education, meditation, yoga and wide variety of customized herbal teas, and essential oils that provide tranquility and wholistic remedies that fit every facet of day-to-day life. After Covid, my 16-year grandson participated in one of her meditation sessions, and it truly helped him overcome the anxiety that he developed during at home learning for over a year. He has adapted her practices and uses them at home to help him navigate the mental and emotional challenges of teen years.

The community really needs this place as it provides wellness services, tools and activities that promote spiritual and mental focus, especially given the current state of our world and city. Please do not remove this business from our area as it is a vital organ that breathes life into midtown and Memphis one breath at a time.

Sincerely,

Tawanda Knight

General Manager Hampton Inn & Suites Memphis - Shady Grove

962 S. Shady Grove Rd. Memphis, TN. 38120 901-762-0056 ext. 7701 tawanda.knight@hilton.com tawanda.knight@aimhosp.com

Hilton CleanStay with Lysol protection is setting a new standard for hotel cleanliness and disinfection.

Learn more by visiting: http://www.hilton.com/cleanstay

Lucyja Hygge

Jacobia Anderson < jacobia2007@gmail.com> Wed 5/3/2023 11:02 AM To: Harris, Robert < Robert. Harris@memphistn.gov>

The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender jacobia2007@gmail.com

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Greetings,

My name is Jacobia Anderson. I want to share my experience with Lucyja Hygge. It is my safe haven. Mrs. Maria is God sent. This should be considered a historical site in Memphis due to it being there for 112 years being built on sacred ground. I pray you hear my request because it truly helps the community out.

Sent from my iPhone

I love Lucyja Hygge !!!!!!!

Dayla Rhodes <daylarhodes02@gmail.com>

Wed 5/3/2023 11:33 AM

To: Harris, Robert < Robert. Harris@memphistn.gov >

9 <u>0</u> 9 (The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender daylarhodes02@gmail.com

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my iPhone

I NEED LUCYJA HYGGE

Dayla Rhodes <daylarhodes02@gmail.com>

Wed 5/3/2023 11:40 AM

To: Harris, Robert < Robert. Harris@memphistn.gov >

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I pray that y'all can find another location to have your nursing home I know Ms Maria worked hard to have that location for her shop n it's helped me so much on my spiritual journal and dealing with life overall and it ain't been easy. I know it's the only place I can come to just to feel ok when too much is going on in my life. I could also feel the stress from a small business perspective of her having to relocate when It's easier for a company like you to find a location for a nursery home. Please consider the people like me that actually rely on Ms. Maria and her husband to make their day when they walk into their shop. Thank you

Sent from my iPhone

Please Preserve the Houses at 42 and 48 South Mclean Blvd

Kimberly S <kim7818silva@gmail.com>

Wed 5/3/2023 11:50 AM

To: Harris, Robert <Robert.Harris@memphistn.gov>

The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender kim7818silva@gmail.com

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Harris,

I am writing to you today to express my deep concerns about the fate of the two houses at 42 and 48 South Mclean Blvd. As a developer, I understand the importance of progress and development, but as a member of this community, I also understand the importance of preserving our history and heritage.

These two houses have been standing for over 112 years and hold significant historical and cultural value. They were built on sacred Indian ceremonial grounds and have witnessed the growth and changes of our community. They are a testament to our past and should be preserved for future generations to appreciate and learn from.

Additionally, I would like to bring to your attention the impact of Lucyja Hygge in our community. Lucyja Hygge is a peaceful place that helps people heal from trauma or recharge themselves thanks to their services to continue with everyday life. As someone who has personally benefitted from their services, I can attest to the transformative power of their work. My mom was going through depression after my stepdad died. But thanks to Lucyja Hygge, they helped my mom get over it and be in peace with it. And now she's living life thanks to them.

As a developer, you have the power to make a difference in our community. By preserving these houses, you will not only honor our history but also support organizations like Lucyja Hygge that contribute to our community's well-being. I implore you to reconsider your plans and work with us to find a better solution that benefits everyone.

Thank you for your time and consideration.

Sincerely,

Kimberly Silva

Construction

Empress alya <pergalya52@gmail.com>
Wed 5/3/2023 12:16 PM
To: Harris, Robert <Robert.Harris@memphistn.gov>
The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender perezalya52@gmail.com

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I wanted to be nice but I will just be passionate.

LUCYJAHYGGE is saving lives. Is HEALING THE CITY. You white people who think you can just tear down, gentrify, and white flight everything is what is killing OUR CITY.

I know you don't understand because of your small world of privilege you live in.

But this sanctuary is a safe haven for lost soul, new souls, old souls, and people needing guidance when they haven't gotten the answers they want.

LUCYJAHYGGE is more than just a "spiritual" "woohoo" "crystal store". It is peace in the community. It provides the knowledge, guidance, and resources for those who want PEACE FOR THERE SOUL.

STOP gentrifying everything and anything. Please stop doing these things for MONEY. IT IS SICKENING.

The reason why Memphis is Memphis is because of its community. By tearing down LUCYJAHYGGE you are taking apart of very IMPACTFUL piece of our community. A safe HAVEN for black, brown, white, Hispanic, and all races. She has brought people together.

We need less gentrification more refurbishing. While you are trying to build a new whatever. There are roads still unpaved, families homeless, pimps running the streets,

Important: 42 and 48 S McLean

Jennifer Nicole < jen.orbik@gmail.com>

Wed 5/3/2023 12:58 PM

To: Harris, Robert < Robert. Harris@memphistn.gov >



The CoM Email Security System finds this email suspicious! The sender of this email Jennifer Nicole is similar by name to your contact JenniferR Nichols, this might be an impersonation attempt. | Know this sender?

CAUTION: This email originated outside of the **City of Memphis** organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I am emailing in regards to the decision to tear down 42 and 48 S McLean. These houses have been here for over 112 years and should be considered historical landmarks. Not only this, but Lucyja Hygge is a small Black owned business that creates community in Memphis. Lucyja Hygge is also on sacred burial ground and if you tear these places down you will be destroying history.

Please do not tear these places down to build high end nursing homes, there are so many other locations that can be used for such a place.

If this happens please know that you will be destroying history and sacred ground. I know that I could not live with that on my conscience, can you?

Kindly,

Jennifer Orbik

A concerned Midtown resident and Lucyja Hygge regular customer

Request to Preserve a Historical Site on Sacred Ground

Christy Gilles <christyg3273@gmail.com>
Wed 5/3/2023 1:10 PM
To: Harris, Robert <Robert.Harris@memphistn.gov>

The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender christyg3273@gmail.com

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Robert Harris,

I am writing to you with deep concern about your plans to tear down the houses at 42 and 48 South Mclean Boulevard. As a member of the local community and a passionate advocate for the preservation of our cultural heritage, I strongly believe that this property should be considered a historical site and preserved for future generations to come.

This site holds a great deal of significance for our community. Specifically, it was once an Indian ceremonial sacred ground, and during the 1800s, a church was placed on the land forcing the Indigenous People off. Although the church was later moved in 1890, the site still holds a deep historical and cultural significance for the local community.

In 1912, the house that currently stands on the site was built. Today, this house is home to the welcoming shop, Lucyja Hygge (pronounced lucy-ya hoo-gah). Lucyja not only serves as a sanctuary for those seeking healing and comfort but also honors the sacred ground on which it stands. The shop's spiritual offerings and practices, such as energy healing, Healing Meditation, and personal Oracle Readings, pay homage to the Indigenous practices that took place on this land for centuries. The shop has become a vital part of the community's connection to the sacred land and the spirituality that it represents.

I would also like to add that Lucyja Hygge has been instrumental in my healing process and that of many others in the community. Losing my mom to cancer recently has been a difficult and painful experience, and having a space like Lucyja's to turn to has been invaluable. It's a place where we can find comfort, share our stories, and feel a sense of community during an incredibly isolating time.

In addition to offering a welcoming space, Lucyja Hygge also offers a variety of services that have helped me on my grief journey. The workshops, events, and meets they host have given me new tools to cope with my loss and have allowed me to connect with others who are going through similar experiences and have brought us so much comfort and solace.

I would like to invite you to visit Lucyja's for yourself to truly experience being in the heart of Midtown and to recognize and understand the rich history of this site - even down to the four trees that were planted long before everything was built. I know you would be welcomed with open arms and given a great amount of knowledge as to why Memphis needs these houses to be protected for future generations to come.

Given the historical and cultural significance of the site, as well as its importance to the local community, I urge you to consider alternative development plans that would not result in the

Staff Report SE 2023-001 June 8, 2023 Page 40

destruction of this property. I understand that your project may have specific requirements, but I believe that we can work together to find a solution that respects the legacy of this House and land while also meeting your needs.

Perhaps you could consider working with the community so we can work with you to find a way to protect the site while still achieving your goals.

I implore you to recognize the importance of preserving this site and the legacy it represents. Together, we can find a way to balance development needs with the preservation of our cultural heritage.

Thank you for your time and consideration.

Blessing and Best regards,

Christiana Gilles 901-319-2343 christyg3272@gmail.com

SE 23-001 - Opposition to Application for Special Exception - 42 and 48 S. McLean Street

Jennifer Hinds <jennifer.hinds@gmail.com>

Wed 5/3/2023 1:36 PM

To: Harris, Robert <Robert.Harris@memphistn.gov>

The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender jennifer.hinds@gmail.com

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon, Mr. Harris -

I hope that this e-mail finds you well. I have received notice that a special exception to the zoning laws has been made to the planning commission to allow for the building of a multi-unit nursing home on the lots which include 42 and 48 S. McLean, Memphis, Tennessee. I would like to register my opposition to the same for the following reasons.

First, the sites are zoned for single residential use, with a carve-out for a small home business on the ground floor of the business. The expansion of the use of the land to multi-unit residential would cause an increased use of the city water and sewer services that the existing infrastructure is not likely suited to handle. The power grid will also be strained with the increased need for electricity, making outages more likely especially when storms hit.

Second, S. McLean itself is not constructed to handle the increased traffic that would be brought on by the comings and goings of the residents, their families, and their caregivers. It is a three-lane street (one Northbound, one Southbound, and one turn lane) with no existing left turn arrow where it meets Union to the south. To widen it further would encroach on historic apartments on the other side of the street and would take out two or three old-growth trees associated with the land. The businesses that currently occupy these sites are not known for having comings and goings of multiple people at all hours of the night, nor are they known to have cars parking on the street for any length of time.

Third, the character of the neighborhood would be completely changed. These two houses are approximately 100 years old and match the houses behind it on Tucker. This city block was all part of one piece of land originally according to the tax assessor's records. If I recall correctly, the land has been single residential/farming in nature since the turn of the century, and professionals from the 1930s on (including a former Tennessee State legislator who promoted the use of seatbelts in the state) have lived and worked in this area. Adding a nursing home or an apartment complex will lead to increased traffic and a different building style to the rest of the neighborhood along with (likely) an open-air parking lot where there used to be vegetation and trees.

Fourth, a nursing home or apartment complex will have deliveries made to it and shift personnel coming in overnight. The noise levels and the hours for delivering needed supplies and maintenance will disturb the peaceful enjoyment of the properties that would be on the other side of the fence to the east.

In conclusion, these are not abandoned properties, nor is it property that has no value without a special exception being granted to the owner. To grant the exception would put a burden on the city and its power grid, would require road work to improve the street to avoid traffic flow issues, and would cause hardship to the neighbors who own residential homes behind the proposed development and those across the street. I ask that you please keep these factors in mind as you evaluate the request in SE-23-001.

Thank you for your kind attention to these matters; it is appreciated. I am sorry that I may not be able to attend next week's meeting on the 11th, but I hope that this e-mail will serve to show some of the concerns among the community with regard to granting this exception to the zoning laws.

Sincerely,

Jennifer Collins (901) 409-6389

42 and 48 S. Mclean

Danielle Billingsley <dani.billingsley@gmail.com>

Wed 5/3/2023 1:37 PM

To: Harris, Robert <Robert.Harris@memphistn.gov>

The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender dani.billingsley@gmail.com

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Robert,

I am a former Memphian who has been made aware that you, as well as some others, are planning on destroying the beautiful houses that are at 42 S. Mclean and 48 S. Mclean. This is very upsetting to me. As someone who has family and friends still in Memphis, I visit often. Memphis is where I grew up. One of my favorite things is looking at houses like those at 42 and 48 S. Mclean. They are gorgeous houses that are on historical land. The current area that I live in is constantly destroying housing that is wonderful just to build overpriced homes. This is not okay. What need is there for a high end nursing home? Memphis is already a place where most of its citizens suffer from poverty. So why a high end nursing home when most of the people in the area can't even imagine affording something like that? Lucyja Hygge is a business that is in one of the houses. This business is so amazing. I have experienced so much love and joy just by walking into the establishment and talking to the owner and employees. Taking the building that this business is on and replacing the historical land is something that shouldn't be thought of. This business provides jobs. It provides things that people need. I highly discourage you moving forward with this project.

Thank you for your time,

Danielle Billingsley, former Memphian, forever fond of Midtown

--

Danielle Billingsley

emily.budde18 <emily.budde18@gmail.com>

Wed 5/3/2023 1:51 PM

To: Harris, Robert < Robert. Harris@memphistn.gov >

The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender emily.budde18@gmail.com

CAUTION: This email originated outside of the **City of Memphis** organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I am emailing in regards to the decision to tear down 42 and 48 S McLean. These houses have been here for over 112 years and should be considered historical landmarks. Not only this, but Lucyja Hygge is a small Black owned business that creates community in Memphis. Lucyja Hygge is also on sacred ground and if you tear these places down you will be destroying history. This home has created a place for every soul and being. This home now holds so much more than history but a community being built and growing fast.

Please do not tear these places down to build high end nursing homes, there are so many other locations that can be used for such a place.

If this happens please know that you will be destroying history and sacred ground. I know that I could not live with that on my conscience, can you?

Sincerley, Emily

In Regards to Lucyja Hygge

Taylor Herron <taylor_herron@yahoo.com> Wed 5/3/2023 2:35 PM</taylor_herron@yahoo.com>
To: Harris, Robert < Robert. Harris@memphistn.gov>
Cc: Taylor Herron <tlherron.92@gmail.com></tlherron.92@gmail.com>
The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender taylor_herron@yahoo.com
CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
Good day,

I am emailing you in regards to the very disturbing and very saddening news that I received today. To my understanding, Lucyja Hygge (along with other properties along the row), will be demolished for the purposes of placing a luxury nursing home on its' grounds. My heart aches. This metaphysical shop has literally saved my life. I'm unable to frequent often due to my proximity to the location, however, taking the trip to get there is always worth it and leaves me feeling more at peace than before I arrived. I WISH I could properly articulate how wrong this is; not only in the manner of reasoning behind this call to demolish, but in the manner of timing the city (and all officials involved with this matter) are allowing the patrons to respond. It's cruel and it's unfair. I get it, we are existing in a capitalistic environment and I can imagine how great of a business venture it would be for the company desiring to build on these sacred grounds. That will never negate how wrong it is. People like me find ways to keep living because of places like this. It was word of mouth that brought me to this place, and I pray it's word of mouth that help to keep it here. I would ask that you truly reconsider the offer that is on the table to strip so many Memphians (and those abroad) from a spiritual safe haven. I would beg that you consider the people who are literally relying on this place to stay alive. Upon visiting Lucyja's today, my heart was weeping as their store associate Maria helped me find the proper herbs to help cleanse my body that is plaqued by sickness. There is a level of service at this metaphysical shop that is unmatched, and it is truly the reason why I support this business. You can never replace an experience in person that not only feeds your spirit, provides you with the product and services you desire, but still keeps your budget in mind. That experience can not be replicated through a digital platform, nor can it be fully replaced by forcing the owners to uproot decades of business rapport for the sake of finding a new building to continue their spiritual service through. I am afraid that in me stating that, that you won't truly FEEL what I am saying. I pray you do. I pray the voices you hear while you're reading the numerous emails in your inbox help you to feel not only what I'm saying but what the communities are saying. It's wrong to put this business venture over the spiritual health and well being of the patrons of Lucyja Hygge. My name is Taylor Herron, I can be reached at 901-800-6933. If a phone call would help plant a seed of discernment in you or anyone else involved, I will gladly give it. Otherwise, I pray this email has found you in a well space and an open mind. Please reconsider. I thank you for your time.

Taylor L. Herron

Termaria Tyszka <otyliaprimarycare@gmail.com> Wed 5/3/2023 3:44 PM To: Harris, Robert < Robert. Harris@memphistn.gov > The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender otyliaprimarycare@gmail.com CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Good afternoon, I am emailing in regards to the decision to tear down 42 and 48 S McLean. These houses have been here for over 112 years and should be considered historical landmarks. Not only this, but Lucyja Hygge is a small Black owned business that creates community in Memphis. Lucyja Hygge is also on sacred ground and if you tear these places down you will be destroying history. Please do not tear these places down to build high end nursing homes, there are so many other locations that can be used for such a place. If this happens please know that you will be destroying history and sacred ground. I know that I could not live with that on my conscience, can you? Sincerely, Termaria Tyszka Sent from Mail for Windows

Urgent: 42 and 48 S. McLean
Arion Cage <arion.cage@icloud.com> Wed 5/3/2023 4:02 PM</arion.cage@icloud.com>
To: Harris, Robert < Robert.Harris@memphistn.gov>
The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender arion.cage@icloud.com
CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
Good afternoon

Good afternoon,

I am emailing in regards to the decision to tear down 42 and 48 S McLean. These houses have been here for over 112 years and should be considered historical landmarks. Not only this, but Lucyja Hygge is a small Black owned business that creates community in Memphis. Lucyja Hygge is also on sacred ground and if you tear these places down you will be destroying history.

Please do not tear these places down to build high end nursing homes, there are so many other locations that can be used for such a place.

If this happens please know that you will be destroying history and sacred ground. I know that I could not live with that on my conscience, can you?

Sincerley,

Tracey Brown <t.brownmegagate@gmail.com>
Wed 5/3/2023 5:10 PM
To: Harris, Robert <Robert.Harris@memphistn.gov>
The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender t.brownmegagate@gmail.com

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I am emailing in regards to the decision to tear down 42 and 48 S McLean. These houses have been here for over 112 years and should be considered historical landmarks. Not only this, but Lucyja Hygge is a small Black owned business that creates community in Memphis. Lucyja Hygge is also on sacred ground and if you tear these places down you will be destroying history.

Please do not tear these places down to build high end nursing homes, there are so many other locations that can be used for such a place.

If this happens please know that you will be destroying history and sacred ground. I know that I could not live with that on my conscience, can you?

Sincerley,

Urgent: 42 and 48 S. McLean

Tracey Brown <jazzyspeaks1@gmail.com>
Wed 5/3/2023 5:12 PM

To: Harris, Robert <Robert.Harris@memphistn.gov>

The CoM Email Security System finds this email suspicious! We know Tracey Brown by name, but the email was sent from an unfamiliar address jazzyspeaks1@gmail.com | Know this sender?

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless

Good afternoon,

you recognize the sender and know the content is safe.

I am emailing in regards to the decision to tear down 42 and 48 S McLean. These houses have been here for over 112 years and should be considered historical landmarks. Not only this, but Lucyja Hygge is a small Black owned business that creates community in Memphis. Lucyja Hygge is also on sacred ground and if you tear these places down you will be destroying history.

While I believe history should be preserved, I also believe the business that now occupies the house at 48 S McLean. Lucyja Hygge has become a safe place that my friends and I can go to purchase our tools and herbs for continued spiritual growth, maintenance and healing. The shop owner provides, yoga, meditation, and a host of additional products and services that are essential to us and many others. It has become a second home where all can feel welcome. I attribute some of that to the fact that this was once a ceremonial burial ground centuries ago. I feel compelled to implore our city to consider that in the decision to make this property a historical landmark, as Memphis has lost quite a few of our other landmarks including the destruction of the original Stax Recording Studio on McClemore, and much of the reconstructed Beale Street.

Sincerley,

Tracey Brown

orgent. 42 and 40 S. McLean
roshonbarlow@gmail.com <roshonbarlow@gmail.com> Wed 5/3/2023 6:00 PM</roshonbarlow@gmail.com>
To: Harris, Robert <robert.harris@memphistn.gov></robert.harris@memphistn.gov>
The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender roshonbarlow@gmail.com
CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
Good afternoon,
I am emailing in regards to the decision to tear down 42 and 48 S McLean. These houses have been here for over 112 years and should be considered historical landmarks. Not only this, but Lucyja Hygge is a small Black owned business that creates community in Memphis. Lucyja Hygge is also on sacred ground and if you tear these places down you will be destroying history.
Please do not tear these places down to build high end nursing homes, there are so many other locations that can be used for such a place.
If this happens please know that you will be destroying history and sacred ground. I know that I could not live with that on my conscience, can you?
Sincerley,
Sent from my iPhone

Urgent action needed to save historic building 48 S. McLean VaShaunna Dixson <mrsvashaunnadixson@gmail.com> Wed 5/3/2023 6:17 PM To: Harris, Robert < Robert. Harris@memphistn.gov> The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender mrsvashaunnadixson@gmail.com CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. I am writing to you with great concern for the future of Lucyja Hygge at 48 S. McLean, a historic building that is currently being considered for demolition. As a member of the community, I urge you to take immediate action to prevent the destruction of this valuable piece of local history. 48 S. McLean has long been an important part of our community, having been built in 1912 and serving as a home to many important events over the years. It is a cultural and historical landmark that serves as a reminder of our town's rich heritage, and is an important symbol of our collective identity. I urge you to take this matter seriously and reconsider the decision to demolish Lucyja Hygge. Sincerely, VaShaunna Dixson Lucyja Hygge Steph Clinton <stephanie.clinton2000@gmail.com> Wed 5/3/2023 6:34 PM To: Harris, Robert < Robert. Harris@memphistn.gov> The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender stephanie.clinton2000@gmail.com

Hello,

I am a concerned Tennessean living in Memphis and a recent graduate of Rhodes College and I've recently heard the devastating potential news that the historic buildings at 42 and 48 South McLean are being torn down? Building an expensive nursing home is not necessary and will be tearing down historic buildings on sacred grounds. I am appalled the government and elected officials would even consider pushing through with these plans and allow such a beloved and historically significant piece of Memphis down. Memphis is built by community, and the community loves Lucyja Hygge. Please, I urge you to stop the building plans for this nursing home. Thank you.

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or

open attachments unless you recognize the sender and know the content is safe.

Abigail Latture <abbylatture@gmail.com>

Wed 5/3/2023 6:37 PM

To: Harris, Robert < Robert. Harris@memphistn.gov >

The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender abbylatture@gmail.com

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I am emailing in regards to the decision to tear down 42 and 48 S McLean. These houses have been here for over 112 years and should be considered historical landmarks. Not only this, but Lucyja Hygge is a small Black owned business that creates community in Memphis. Lucyja Hygge is also on sacred ground and if you tear these places down you will be destroying history.

Please do not tear these places down to build high end nursing homes, there are so many other locations that can be used for such a place.

If this happens please know that you will be destroying history and sacred ground. I know that I could not live with that on my conscience, can you?

Sincerley,

Sent from my iPhone

DJ Alpha Whiskey <djalphawhiskey88@gmail.com>

Wed 5/3/2023 7:16 PM

To: Harris, Robert < Robert. Harris@memphistn.gov >

The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender djalphawhiskey88@gmail.com

CAUTION: This email originated outside of the **City of Memphis** organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Robert Harris,

I am writing to express my deep concern about the construction of a retirement apartment complex on Indian Ceremonial Ground in Memphis, Tennessee. As you may be aware, this land is of immense cultural and historical significance to the indigenous people of this region.

The Indian Ceremonial Ground has been used for thousands of years for sacred ceremonies, cultural events, and as a burial ground for Native Americans. It is a sacred site that holds deep spiritual meaning and significance to the Native American community and Lucyja Hygge serves it morally and respectfully. Building an apartment complex on this site would be disrespectful and dishonorable to the indigenous people of this region.

I urge you to reconsider your plans and halt the construction of this apartment complex. Instead, I implore you to work with the Native American community and the City of Memphis to preserve this site and find a more suitable location for your project.

Preserving cultural heritage is not only a moral obligation but also a legal requirement. The construction of the apartment complex on Indian Ceremonial Ground could potentially violate several federal and state laws, including the National Historic Preservation Act and the Native American Graves Protection and Repatriation Act.

I urge you to act responsibly and with respect towards the Native American community and their cultural heritage. Thank you for your consideration.

Sincerely, Alpha Whiskey International LLC

Urgent: 42 and 48 S. McLean Mary Le <maryle100@gmail.com> Wed 5/3/2023 11:40 PM To: Harris, Robert < Robert. Harris@memphistn.gov> The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender maryle100@gmail.com CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Good afternoon. I am emailing in regards to the decision to tear down 42 and 48 S McLean. These houses have been here for over 112 years and should be considered historical landmarks. Not only this, but Lucyja Hygge is a small Black owned business that creates community in Memphis. Lucyja Hygge is also on sacred ground and if you tear these places down you will be destroying history. Please do not tear these places down to build high end nursing homes, there are so many other locations that can be used for such a place. If this happens please know that you will be destroying history and sacred ground. I know that I could not live with that on my conscience, can you? Sincerely, Mary Le Lucyja Hygge Turquoise Majesty <turquoisemajesty@gmail.com> Thu 5/4/2023 7:36 AM To: Harris, Robert < Robert. Harris@memphistn.gov > The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender turquoisemajesty@gmail.com CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Hil Lucyja Hygge is a beautiful addition to the community where it is located and should not be replaced with a high-end elder care home. Best Regards,

A tax paying citizen 🙂

42 & 48 S. Mclean

Hannah Fort < hannahfort285@gmail.com>
Thu 5/4/2023 10:08 AM
To: Harris, Robert < Robert.Harris@memphistn.gov>
The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender hannahfort285@gmail.com

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Robert,

I am emailing in regards to the houses located at 42 and 48 S. Mclean Blvd. These houses have provided a valuable addition to our community, as they have been around for 112 years and are situated on a sacred burial ground. As stated, these homes are on a burial ground, making them protected under the Tennessee Government mandate, 46-8-101. I will provide a link below. This location should be considered as a historical site in this city, as well as a valuable economical addition to the community, as it holds a fully operating store at 48 S. Mclean. I ask you to reconsider your decision to demolish these buildings, as they hold important value to the city at large. Thank you for your consideration.

https://www.tn.gov/content/dam/tn/environment/archaeology/documents/TCA Cemeteries.pdf

Best, Hannah Fort

June 8, 2023 Page 56

Please help: 42 and 48 S. Mclean historical sites

olivia campo <oliviacampo@gmail.com>

Thu 5/4/2023 11:00 AM

To: Harris, Robert < Robert. Harris@memphistn.gov >

The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender oliviacampo@gmail.com

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Harris,

I moved to Memphis from New Jersey with my family in 2005. One of the reasons I moved, raised my three children, attended the University of Memphis, and opened two businesses is all due to the richness of the culture, community, and history of the city. I watched the growth and expansion of the city with joy and hopes of containing the city's values and uniqueness without allowing the negative effects of capitalism to ruin the people, places, and things that truly set Memphis apart from any other city.

I am writing to ask you to help save a healing staple in the community and acknowledge a historical site currently unrecognized. Lucyja Hygge and a neighboring house located at 42 and 48 S. McLean has a property owner that's planning to replace them with a high-end nursing home. These homes should not be torn down and replaced. Both homes were built over 112 years and built on sacred ground.

Please go to both homes and save these staples of history. You would do an injustice if you didn't walk inside Lucyja's and feel why it's a house of love and healing that this city so needs.

I appreciate your time, support, and understanding.

Thank you Olivia Campo 901-500-6419

This light is contagious, go tell your neighbors; just reach out and pass it on!

- Emeli Sande'

Lucyja Hygge

Abby Waite <abigail.l.waite@gmail.com>
Thu 5/4/2023 12:19 PM
To: Harris, Robert <Robert.Harris@memphistn.gov>

The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender abigail.l.waite@gmail.com

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Robert,

I am emailing in regards to the houses located at 42 and 48 S. Mclean Blvd. These houses have provided a valuable addition to our community, as they have been around for 112 years and are situated on a sacred burial ground. This location should be considered as a historical site in this city, as well as a valuable economical addition to the community, as it holds a fully operating store at 48 S. Mclean. I ask you to reconsider your decision to demolish these buildings, as they hold important value to the city at large.

Secondly, the owners of Lucyja Hygge are by far the kindest people I have ever encountered in my life and they have created a space that is so deeply important to the kind of city I know Memphis can become. It would be a mistake to displace this community for that reason alone. They've worked incredibly hard to keep this space open through the pandemic and the following chaos and it would set the city back to create a precedent that shows that community leaders and the progress of the city as a whole is not valued at the government level.

Thank you, Abigail Waite

Urge	nt: 42	and	48 S.	McLean
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Orgent: 42 and 46 S. McLean
Avant Avant Striana.avant1@gmail.com> Thu 5/4/2023 1:18 PM
To: Harris, Robert <robert.harris@memphistn.gov></robert.harris@memphistn.gov>
The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender briana.avant1@gmail.com
CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
Good afternoon,
I am emailing in regards to the decision to tear down 42 and 48 S McLean. These houses have been here for over 112 years and should be considered historical landmarks. Not only this, but Lucyja Hygge is a small Black owned business that creates community in Memphis. Lucyja Hygge is also on sacred ground and if you tear these places down you will be destroying history.
Please do not tear these places down to build high end nursing homes, there are so many other locations that can be used for such a place.
If this happens please know that you will be destroying history and sacred ground. I know that I could not live with that on my conscience, can you?
Sincerley,
Sent from my iPhone

Urgent: 42 and 48 S. McLean
Brian Word <bri>hu 5/4/2023 4:33 PM</bri>
To: Harris, Robert < Robert.Harris@memphistn.gov>
The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender briantwordsr@gmail.com
CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.
Good afternoon,
I am emailing in regards to the decision to tear down 42 and 48 S McLean. These houses have been here for over 112 years and should be considered historical landmarks. Not only this, but Lucyja Hygge is a small Black owned business that creates community in Memphis. Lucyja Hygge is also on sacred ground and if you tear these places down you will be destroying history.
Please do not tear these places down to build high end nursing homes, there are so many other locations that can be used for such a place.
If this happens please know that you will be destroying history and sacred ground. I know that I could not live with that on my conscience, can you?
Sincerley,
Sent from my iPhone

June 8, 2023 Page 60

URGENT MATTER: 42 and 48 S. McLean

Emily Schwartz <emilyannaschwartz@gmail.com>
Thu 5/4/2023 6:47 PM

To: Harris, Robert <Robert.Harris@memphistn.gov>

The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender emilyannaschwartz@gmail.com

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Harris.

As a concerned Memphian, I am writing to urge you to reconsider the decision to tear down 42 and 48 S McLean. I made the conscious decision to make Memphis my home several years ago after falling in love with the grit, the soul, and the resilience of the city. Unfortunately, over the past few years, as urban development has progressed, the city I fell in love with has begun to become unrecognizable.

As I am sure you have read from your emails, 42 and 48 S McLean hold a history that provides Midtown with the charm, character, and community that are distinctive of this neighborhood. Yet, the Midtown neighborhood is becoming a land of gentrified complexes and structures that are disintegrating this neighborhood into a cold, urban district. I urge you not only to consider the over 112 years of history these homes hold, but also the sacred ground they are built upon.

American land, in essence, is not our land. This land is sacred land to the natives. However, we continue to build, rebuild, gentrify, and capitalize on land that was never ours to begin with. The Black-owned small business Lucyja Hygge is located in one of these homes. However, Lucyja Hygge is beyond a business, it is a community and home to all who have entered its doors. Lucyja's has cultivated a safe and sacred space for the Memphis community to reconnect with themselves and their spirituality. In a world where we cannot escape colonialism as a part of our history, Lucyja's has established a space that is beginning to reclaim that, and that honors the ancestors of whom this land belongs to.

Surely, there are many more locations in the city suited for the development of a nursing home that would not entail the destruction of history and community.

I urge you to consider that the destruction of these homes is a destruction of history. I urge you to consider that the destruction of these homes is destruction of sacred ground. I urge you to consider the destruction of these homes contributes to the malicious colonized narrative of this country. And finally, I urge you to consider, *if these homes housed a church, would we be having the same conversation?*

Lucyja's cultivation of a warm and supportive spiritual community is similar to that of which many find in the churches throughout our city. Please additionally take that into consideration. I am hopeful you have the empathy and understanding to recognize what the demolishing of these homes holds for many--it is a demolishing of their "home away from home," and their spirit.

Again, I am calling for action to be taken to stop the destruction of these homes, this community, this sacred ground.

Your distressed citizen, Emily

Emily Schwartz, MA, RDT (she/her) Drama Therapist emilyannaschwartz@gmail.com 407.619.7233

June 8, 2023 Page 61

42 and 48 N Mclean

Joy Murray <joyzmailbox@gmail.com>
Thu 5/4/2023 7:05 PM
To: Harris, Robert <Robert.Harris@memphistn.gov>

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CAUTION: This email originated outside of the **City of Memphis** organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Harris,

I live at 50 N McLean Blvd and am dismayed to hear of the plans to tear down 42 and 48 N Mclean. They are the type of properties that make this area of midtown so enjoyable. They are lovely old buildings with lots of history, and the properties have a few of the awe inspiring old trees now left on that stretch of Mclean.

I am a wheelchair user and pass by there often, and it's always a nice break from the traffic and commercial buildings around it. They provide a little breathing space for the many pedestrians in this area.

The owners of Lucyja Hygge have been particularly nice to me. Their business isn't wheelchair accessible, but they've reached out to me, and helped me enjoy their store, even delivering products I've wanted to my house for free.

This area of Midtown has been gentrified enough. There needs to be spaces where small businesses can get a start, and where people who live nearby can enjoy the city's past architectural styles.

I understand there are plans to build a luxury senior citizens/nursing home there, but I don't think any business like that will be as friendly and enjoyable to this senior citizen, who has lived in the neighborhood for almost 40 years.

It may seem like a small area to you, but it's a vitalbit of beauty on the street. There are still areas of Midtown that have vacant lots that could be a better fit for the new development.

If you'd like, please read my blog post about my first encounter with the owner of Lucyja Hygge: https://joymurray.com/2022/02/19/wonderful-world/

An island of friendliness in a busy city is a contribution in big and small ways for the health of its citizens of all ages.

With respect, Joy Murray

--Joy Murray

http://joymurray.com

"Love art. Of all lies, it is the least untrue." Gustave Flaubert

If you'd like to support my art, check out my Patreon page: https://www.patreon.com/user

34, 40, 42, & 48 S McLean Blvd

Kayla Trent < ktrent71216@gmail.com >

Thu 5/4/2023 8:27 PM

To: Harris, Robert < Robert. Harris@memphistn.gov >

The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender ktrent71216@gmail.com

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Mr. Harris,

I'm writing to ask you please not allow a special exception be made at 34, 40, 42, and 48 S McLean Blvd.

48 S McLean Blvd is the location of a thriving Black woman-owned business called Lucyja Hygge. The services provided at this location bring revenue to Midtown from beyond the city limits and state line.

I travel from Mississippi to Midtown for her services, always purchase a meal nearby, and often venture to other businesses in the area. I bring friends and family along who also purchase meals, merchandise, and other services while in the area. I also know of a man who travels from Arkansas every weekend for the healing provided at 48 S McLean Blvd.

Please honor the sacred land, these historic homes, and the cultural & financial contributions to Memphis which are provided through 34, 40, 42, and 48 S McLean Blvd by not permitting the special exception.

Sincerely, Kayla Trent

Saving the historic houses on McLean Blvd

Zachary Provines <zachprovines@gmail.com> Thu 5/4/2023 9:32 PM

To: Harris, Robert < Robert. Harris@memphistn.gov>

The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender zachprovines@gmail.com

CAUTION: This email originated outside of the **City of Memphis** organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good evening,

I wanted to email you over the plans regarding the demolition of the older houses on McLean Blvd to have a retirement home built on top of them. I don't feel that the decision would be wise, considering the locations are site to quite a lot of substantial history!

I recently learned the building that the store Lucyga Hyyge is located at has tunnels underneath that slaves historically used to escape their situations, on top of that the building itself used to act as a church and a doctors place of practice. Please look into these and consider this before following through the demolition process.

Thanks!

Jacqueline Oselen <jeoselen1@gmail.com>

Thu 5/4/2023 10:02 PM

To: Harris, Robert < Robert. Harris@memphistn.gov >

CAUTION: This email originated outside of the **City of Memphis** organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I am emailing in regards to the decision to tear down 42 and 48 S McLean. These houses have been here for over 112 years and should be considered historical landmarks. Not only this, but Lucyja Hygge is a small Black owned business that creates community in Memphis. Lucyja Hygge is also on sacred ground and if you tear these places down you will be destroying history.

Please do not tear these places down to build high end nursing homes, there are so many other locations that can be used for such a place.

If this happens please know that you will be destroying history and sacred ground. I know that I could not live with that on my conscience, can you?

Sincerley, Jacqueline E. Oselen

Jackie O! Holistic Life Coach

Equipping You to THRIVE in Spirit, Mind & Body

Health & Wellness Coach

Certified Yoga Teacher

Essential Oils Educator

Holistic Health Practitioner

901.281.7585

lucyja hygge

Sarah Hennan <sarahhennan@aol.com>

Thu 5/4/2023 10:19 PM

To: Harris, Robert < Robert. Harris@memphistn.gov >

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

hello, my name is sarah hennan and i'm sending this email because of what i've heard, the houses at 42 and 48 s.mclean st should NOT be torn down and removed, they have a special piece of memphis in them. todays world has just gone absolutely down hill to a point where people need some good. every corner in memphis there's a shooting after a robbery after a car jacking etc.. and you don't know how many lives it would affect if these houses stayed there, memphis has so many apartments and nursing homes it's outrageous and from my personal experience with one nursing homes... they really aren't much to brag about, my grandmother was placed in the nursing home on mclean and it was an absolute nightmare, no one would change her or clean her and everyone there just didn't care, my sister and i had to go in every day to take proper care of our grandmother which is what the nurses get paid to do but didn't... right? the reason for this email is about lucyja hygge.. this place sits so dear not only in my heart but in the people of memphis hearts as well. i hit a very very low point in my life in 2021.. i was at work one day and a girl came through my line and i complimented her bracelet and she told me she got it from her work which is right behind starbucks and to come after work... so i did. the moment i walked in i was welcomed in like they had known me for years, they helped me get back on the path that i needed to be on, they helped ease my mind and find my peace, they have supported me through everything and for the possibility of my safe place and the people i hold close to my heart to be taken away like that is terrifying to think about, they pulled me out of my darkest place, and not just me, other people in the community, these buildings have so much history behind them and if they get torn down it will be devastating.

thank you for your time -sarah hennan

Sent from my iPhone

Urgent: 42 and 48 S. McLean
Lisa Moore lisa@dancingwaterusa.com>
Thu 5/4/2023 10:55 PM

To: Harris, Robert < Robert. Harris@memphistn.gov>

The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender lisa@dancingwaterusa.com

CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

I am emailing in regards to the decision to tear down 42 and 48 S McLean. These houses have been here for over 112 years and should be considered historical landmarks. Not only this, but Lucyja Hygge is a small Black owned business that creates community in Memphis. Lucyja Hygge is also on sacred ground and if you tear these places down you will be destroying history.

Please do not tear these places down to build high end nursing homes, there are so many other locations that can be used for such a place.

When I travel the world I am in awe of the age of buildings in the cities. My awe is increased by the beauty of how the old is maintained and honored in the midst of modern progress. Please keep the beautiful buildings that remain on McLean

Sincerely,

Lisa Moore

Sent from my iPhone Please forgive any typos Urgent: 42 and 48 S. McLean Tieranee Lawson < ltieranee@yahoo.com> Thu 5/4/2023 11:33 PM To: Harris, Robert < Robert. Harris@memphistn.gov> The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender Itieranee@yahoo.com CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. Good afternoon, I am emailing in regards to the decision to tear down 42 and 48 S McLean. These houses have been here for over 112 years and should be considered historical landmarks. Not only this, but Lucyja Hygge is a small Black owned business that creates community in Memphis. Lucyja Hygge is also on sacred ground and if you tear these places down you will be destroying history. Please do not tear these places down to build high end nursing homes, there are so many other locations that can be used for such a place. If this happens please know that you will be destroying history and sacred ground. I know that I could not live with that on my conscience, can you? Sincerley, Sent from my iPhone 48 S McLean Blvd obohatch@gmail.com <obohatch@gmail.com> Fri 5/5/2023 7:09 AM To: Harris, Robert < Robert. Harris@memphistn.gov > The CoM Email Security System couldn't recognize this email as this is the first time you received an email from this sender obohatch@gmail.com CAUTION: This email originated outside of the City of Memphis organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please do not grant the special exception requests to allow 4 stories where not permitted by Section 8.4.9 at 34, 40, 42, and 48 S McLean Blvd. Built in 1910, this beautiful structure is part of Memphis history. Please do not let that small piece be erased.

Thank you, Ona Bohatch

Hello Mr. Harris,

TO: Land Use Control Board

Re: SE 23-01

Attn: Robert.Harris@memphistn.gov

Land Use Control Board:

This application presents a compelling Midtown dilemma.

The variance being sought for one extra story, on a block that has other higher buildings, is a reasonable request, subject to conditions.

However, achieving that by destroying two perfectly capable century-old buildings is antithetical to what would make people want to live in Midtown. The two buildings being destroyed are the exact kind of structures that define this neighborhood, that attract people to the area for living and working.

Midtown Memphis is barreling toward a clash between lowrise/high-rise development and the characteristics that distinguish this neighborhood from all others in the city.

This case will be followed by many more like it. Rather than stagger along on a case-by-case basis, we urge Memphis planners to take an holistic view and create a Midtown plan that will preserve and protect what is beautiful and will develop and commodify what is less defining.

To achieve this progress, must we destroy the past? Can we not honor the past as we forge a new Midtown future?

This case calls for more discussion and more study. While we would support a delay, we stand opposed to approval.

Sincerely,

Emily Bishop Emily Bishop

MM.org President

Robert Gordon P&D Cmte Chair



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info@midtownmemphis.org

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